

Calgary Planning Commission Member Comments



For CPC2024-0980 / LOC2024-0134
heard at Calgary Planning Commission
Meeting 2024 October 3



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the Land Use District to legalize a secondary suite (see Attachment 2). Given Council's past direction on legalizing secondary suites, this is straightforward. <p>This application aligns with the Westbrook Communities Local Area Plan.</p> <p>The current Direct Control District is based on the 1980 Land Use Bylaw (2P80) and allows detached, semi-detached, and duplex dwellings that are up to 10m tall. It is similar to the Residential – Contextual One / Two Dwelling (R-C2) District in the 2007 Land Use Bylaw (1P2007).</p> <p>The R-CG Land Use District is a low-density residential district with specific rules for height and setbacks along property lines that are shared with other low-density residential districts (LUB, Section 541). Council has approved these rules to make the R-CG Land Use District appropriate in low-density settings and respect adjacent residents.</p> <p>Under the R-CG Land Use District, the maximum height is 11m (1m more than is allowed under the current Direct Control District). The maximum lot coverage is 60% (15% more than is allowed under the R-C1 and R-C2 Land Use Districts).</p> <p>Council's support for the R-CG district with the Upzoning for Housing decision suggests that a variety of low-density housing forms are appropriate in low-density areas. This application aligns with that thinking.</p>